

May 18, 2004 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04SN0232

Douglas Sowers

Matoaca Magisterial District  
Watkins Elementary, Midlothian Middle and Midlothian High School Attendance Zones  
West line of Otterdale Road

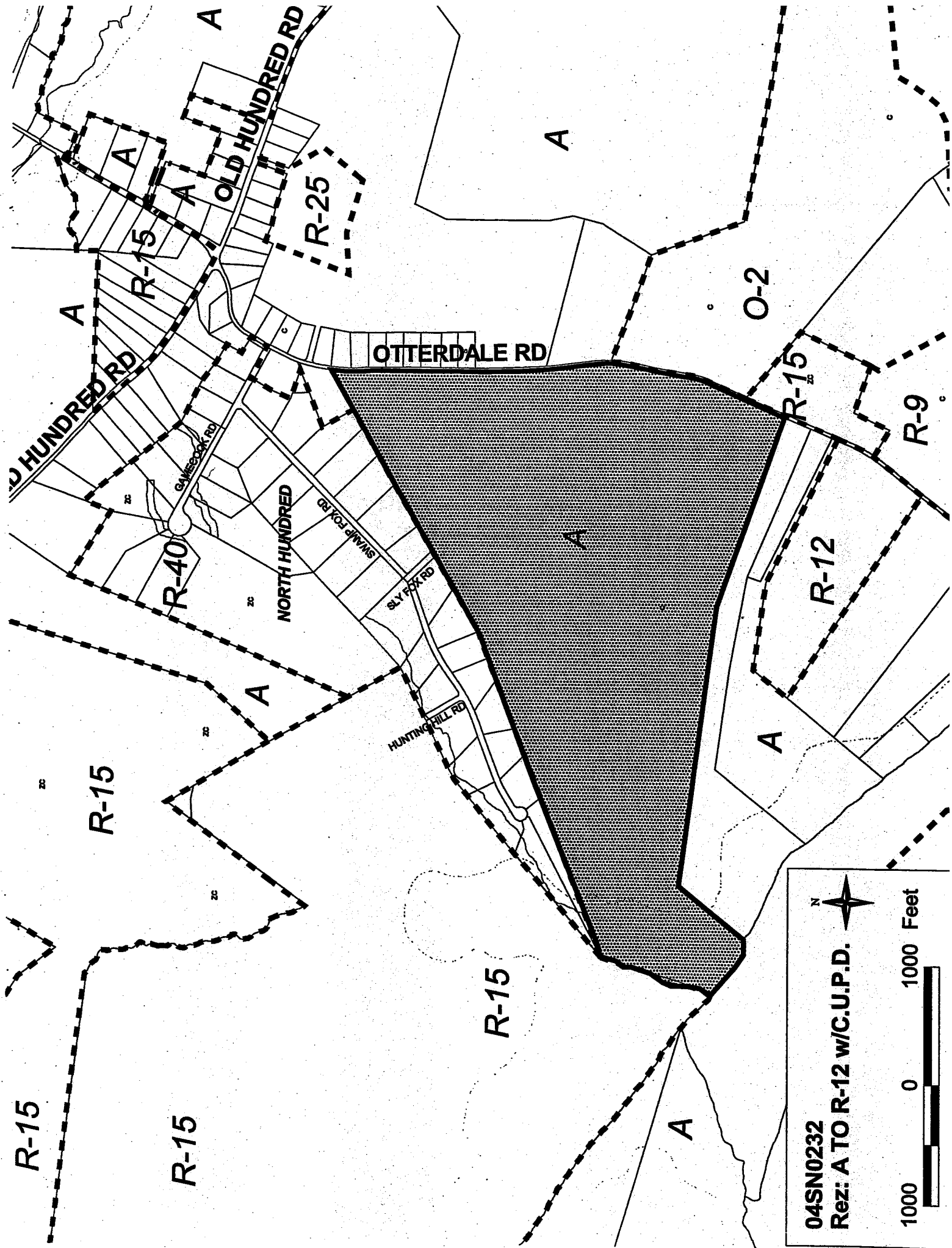
**REQUEST:** Rezoning from Agricultural (A) to Residential (R-12) of 242.3 acres with Conditional Use Planned Development to permit exceptions to Ordinance requirements. **THIS REQUEST LIES WITHIN THE UPPER SWIFT CREEK PLAN AREA AND WAS FILED AFTER FEBRUARY 11, 2004.**

**PROPOSED LAND USE:**

A mixture of residential uses, to include single family, condominiums and cluster homes, along with supporting recreational uses is planned. The applicant has agreed to limit development to a density of 2.0 dwelling units per acre, yielding approximately 484 dwelling units.

**RECOMMENDATION**

Staff, the applicant and area property owners continue to discuss issues relative to this request. Staff recommends that this request be deferred to provide additional time to continue these discussions.



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Rez: A TO R-12 w/C.U.P.D.



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